

Mobile Homes

County Treasurers Annual Conference
August 2013

IC 6-1.1-7-10

- Mobile home may not be moved from one location to another unless the owner or occupier obtains a permit to move the mobile home from the county treasurer.
- BMV may not transfer title to a mobile home unless the owner obtains a permit to transfer the title from the county treasurer.

Treasurer Responsibility

A county treasurer shall issue a permit, which is required to either:

- Move
- Transfer Title

to a mobile home if the taxes due on the mobile home have been paid.

Taxes Due

For permits issued after midnight January 15, the taxes due must be paid before you can issue a permit.

This includes both May and November installments in the current year and any taxes payable in preceding years that remain unpaid.

Permits to Transfer Title

The owner of a mobile home is responsible for providing the purchaser with the permit to transfer title before the sale of the mobile home is finalized.

Fees



- County may establish a fee for issuing permits
- Need legislative body ordinance (Commissioners) under IC 36-1-3
- Fee must not be greater than the cost of issuing the permit
- Deposit to county general fund.

Collection Responsibilities

- Charge late payment penalties
- Collect delinquencies as personal property
 - Issue demand notices
 - Certify for judgment
 - Judgment accrues interest until paid
- Levy on judgment and sell mobile home to collect...

Moved to Another County

- Certificate of Judgment
 - County Treasurer
 - DLGF
- Receiving Treasurer enters judgment with clerk



Violations

- Moving a mobile home without a permit
 - Class C infraction
- Selling without providing permit prior to finalizing sale
 - Class C infraction
- Class C infraction carries a maximum fine of \$500 – No jail time.

SEA 433 Changes to Mobile Homes

- Amends IC 6-1.1-7-10, IC 6-1.1-7-16 Effective upon pass
- Adds IC 9-17-6-17, IC 36-2-11-14.5 Effective July 1, 2013
- Mobile Homes
- Treasurer to notify assessor if permit issued
- DLGF develop system for recording property tax information for mobile homes by January 2015
- Seller provide copy of title
- Contract specify whether seller or buyer responsible for Payment of property taxes
- Buyer records contract with recorder
- Buyer records copy of title with recorder
- Recorder will provide copies to county treasurer
